

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 28, 2004
COUNCIL CHAMBERS, 12TH FLOOR CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Tracy Elliot-Yawn

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **MACNEIL TRIPLEX – PROJECT NO. 12627**
City Council District: 2; Plan Area: Mission Beach

STAFF: Glenn Gargas

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish existing structure and construct a three-story, 6,186 square feet, three dwelling unit apartment building on a 4,809 square foot property. The project site is located at **3302 Bayside Walk** in the R-S Zone of Mission Beach Parking Impact Overlay Zone, and within the Mission Beach Community Planning Area. Report No. HO-04-056.

RECOMMENDATION:
Approval.

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ITEM-5: **PARQUEMAPLE – PROJECT NO. 23519**
City Council District: 2; Plan Area: Uptown

STAFF: Linda French

Approve, conditionally approve, or deny an application for the conversion of three newly created multi-family residential units into condominiums at **195 Maple Street** in the MR-800B of the Uptown Community Plan Area. Report No. HO-04-057

RECOMMENDATION:
Approval

ITEM-6: **CARMEL VALLEY SPORTS FIELDS – PROJECT NO. 5087**
City Council District: 1; Plan Area: Carmel Valley

STAFF: Derrick Johnson

Approve, conditionally approve, or deny an application for a Conditional Use Permit, Coastal Development Permit, MHPA Boundary Line Adjustment, and Site Development Permit for Environmentally Sensitive Lands. The project proposes to amend Coastal Development Permit, Conditional Use Permit, and Resource Protection Ordinance Permit No. 98-0837, to relocate the gymnasium, redesign the sports fields and add additional property to a 58.6 acre site at **11860 Carmel Creek Road** in the SF-2, AR-1-2 and OS Zones in the Carmel Valley Community Plan Area. Report No. HO-04-049.

RECOMMENDATION:
Approval.

ITEM-7: **GOLDEN HILL TOWNHOMES – PROJECT NO 19132**
City Council District: 8; Plan Area: Greater Golden Hill

STAFF: Patrick Hooper

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to create 13 residential condominium units on a 0.61 acre site at 2761 A Street in the GH-1500 Zone of Golden Hill Planned District within the Greater Golden Hill Community Planning Area. Report No. HO-04-058.

RECOMMENDATION:
Approval.

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ITEM-8: **ARIZONA STREET MAP WAIVER – PROJECT NO. 27844**
City Council District: 3; Plan Area: Greater North Park Hill

STAFF: **Patrick Hooper**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to convert 3 residential units (1 existing, 2 under construction) to condominiums on a 0.22 acre site at 4177 Arizona Street in the MR-1250B Zone of Mid City Communities Planned District within the Greater North Park Community. Report No. HO-04-059.

RECOMMENDATION:

For this item is to be withdrawn

ITEM-9: **LA JOLLA SHORES MAP WAIVER – PROJECT NO. 22934**
City Council District: 1; Plan Area: La Jolla/La Jolla Shores Planned District

STAFF: **Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert four existing residential apartment units to condominium ownership on a 0.126 acre site at 8032 La Jolla Shores Drive between Camino del Reposo and Paseo dorado in the MF-1 zone of the La Jolla Shores Planned District within the boundaries of the La Jolla Community Plan Area. Report No. HO-04-047.

RECOMMENDATION:

For this item is to be withdrawn